



GRASSROOTS
REALTY GROUP

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**2003, 250 Fireside View
Cochrane, Alberta**

MLS # A2269534



\$407,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Fireside | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,571 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|-------------------------------|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 320 |
| Basement: | None | LLD: | - |
| Exterior: | Aluminum Siding , Wood Siding | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

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| Inclusions: | N/A |
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Welcome to Vantage at Fireside – a modern, low-maintenance townhome community perfectly positioned within walking distance to parks, schools, and all of Fireside’s amenities. Offering over 1,420 sq. ft. of stylish living space, this three-bedroom home features an open-concept design with abundant natural light and a thoughtful layout for both comfort and functionality. The main level includes a bright south-facing patio, a flexible den or home office, and a modern kitchen complete with a large stone island, stainless steel appliances, and access to a private balcony with a natural gas BBQ line. The adjoining dining and living areas create a warm and inviting space for relaxing or entertaining. Upstairs, the spacious primary suite includes a 4-piece ensuite and walk-in closet. Two additional bedrooms, another full bathroom, and a convenient upper-floor laundry (upgraded Whirlpool washer & dryer included) complete this level. Additional highlights include an attached double garage, extended driveway with parking for two extra vehicles, window coverings throughout, and completed landscaping – ready for immediate move-in. Located steps from Bullrush Pond Park, walking paths, and a variety of local shops and restaurants, this home combines modern living with small-town charm and quick access to Highway 22 and Highway 1A for an easy commute to Calgary or the mountains.